



# City of Daytona Beach Shores

*"Life is Better Here"*

*"A Premier, Friendly Place to Be"*

**AGENDA**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING**  
**FEBRUARY 20, 2025**  
**9:00 AM, Shores Community Center, 3000 Bellemead Drive**  
**Daytona Beach Shores, FL 32118**

Notice is hereby given to all interested parties that if a person should decide to appeal any decision made at the aforementioned meeting of the Code Enforcement Special Magistrate, such person will need a recording of the proceedings conducted at such meeting, and for such purpose or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. NOTE: individuals covered by the American with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the Office of the City Clerk at the City Hall of Daytona Beach Shores or by telephone at 763-5353 at least seven working days prior to the meeting.

**1. CALL TO ORDER**

- A. Opening Statements by Special Magistrate deLaroche
- B. Swearing in Witnesses

**2. OPENING REMARKS**

- A. Notification of Items Removed from Agenda by City Staff

**3. MINUTES**

- A. Code Enforcement Special Magistrate Minutes Jan. 16, 2025

**4. ADVANCED HEARINGS (Post-Initial Hearings)**

- A. Property Owner: Debra Ann Nifong for the Debra Ann Nifong Life Estate  
Violation Address: 3727 Cardinal Blvd. in Daytona Beach Shores, Florida

Code Enforcement Case #: CDEF2023-07  
Volusia County Tax Parcel ID #: 6302 05 08 0131

- B. Property Owner: Oceanside Inn Condominium Association, Inc.  
Violation Address: 1909 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: PCDEF2022-55  
Volusia County Tax Parcel ID #: 5316 31 00 0001
  
- C. Property Owner: Pirates Cove (Volusia County) Condominium Association, Inc  
Violation Address: 3501 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: SCDEF2023-47  
Volusia County Tax Parcel ID #: 6302 36 00 0001
  
- D. Property Owner: OC 3711, LLC  
Violation Address: 3711 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: SCDEF2023-50  
Volusia County Tax Parcel ID #: 6302 05 05 0070

**5. INITIAL HEARINGS**

**6. CLOSING REMARKS**

- A. The next Code Enforcement Special Magistrate Meeting is scheduled for Thursday, March 20, 2025, at 9:00 a.m.
  
- B. April's C.E.S.M. Meeting is scheduled for Thursday, April 17, 2025, at 9:00 a.m.
  
- C. May's C.E.S.M. Meeting is scheduled for Thursday, May 15, 2025, at 9:00 a.m.

**7. SPECIAL MAGISTRATE COMMENTS**

**8. ADJOURNMENT**